

COMMITTEE ON LEGISLATIVE RESEARCH
OVERSIGHT DIVISION

FISCAL NOTE

L.R. No.: 3266-01
Bill No.: SB 843
Subject: Manufactured Housing: Landlords and Tenants
Type: Original
Date: January 21, 2002

FISCAL SUMMARY

ESTIMATED NET EFFECT ON STATE FUNDS			
FUND AFFECTED	FY 2003	FY 2004	FY 2005
Total Estimated Net Effect on <u>All</u> State Funds	\$0	\$0	\$0

ESTIMATED NET EFFECT ON FEDERAL FUNDS			
FUND AFFECTED	FY 2003	FY 2004	FY 2005
Total Estimated Net Effect on <u>All</u> Federal Funds	\$0	\$0	\$0

ESTIMATED NET EFFECT ON LOCAL FUNDS			
FUND AFFECTED	FY 2003	FY 2004	FY 2005
Local Government	\$0	\$0	\$0

Numbers within parentheses: () indicate costs or losses.

This fiscal note contains 3 pages.

FISCAL ANALYSIS

ASSUMPTION

Officials of the **Department of Economic Development - Public Service Commission**, the **State Courts Administrator**, and the **Department of Revenue** indicated that either the proposal would not affect their agencies or that their agencies could carry out duties under terms of the proposal with existing resources.

<u>FISCAL IMPACT - State Government</u>	FY 2003 (10 Mo.)	FY 2004	FY 2005
	\$0	\$0	\$0
<u>FISCAL IMPACT - Local Government</u>	FY 2003 (10 Mo.)	FY 2004	FY 2005
	\$0	\$0	\$0

FISCAL IMPACT - Small Business

This proposal would affect small businesses which are manufactured housing dealers. Those dealers would be required to provide written notices signed by purchasers of used manufactured homes.

DESCRIPTION

This proposal would require mobile home park landlords to provide tenants who own their homes 180 days notice when requiring the tenants to move due to a change in use. During the 180 period, the landlord could not increase rents except for increases based upon increased property taxes.

Manufactured home dealers or manufacturers could have licenses suspended or revoked for failing to provide notice to purchasers of used manufactured homes that the Public Service Commission does not regulate setup of used manufactured homes.

A person holding security interest in a manufactured home would verify to the Department of Revenue that he or she had paid the owner of the real property from which the manufactured home was repossessed all past due rent that the holder is obligated to pay under terms of this proposal before the Department would issue a certificate of title.

This proposal would give a landowner a lien against an abandoned manufactured home for unpaid rent and specify procedures for enforcing that lien.

ASSUMPTION (continued)

The proposal also sets out processes and procedures for landowners to get certificates of title on manufactured homes on which they have liens. These procedures allow owners of manufactured homes chances to challenge liens in court and to redeem homes subject to liens.

This legislation is not federally mandated, would not duplicate any other program and would not require additional capital improvements or rental space. This legislation would not affect Total State Revenue.

SOURCES OF INFORMATION

Department of Economic Development - Public Service Commission
Department of Revenue
State Courts Administrator



Mickey Wilson, CPA
Acting Director
January 21, 2002